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ఆంధ్రప్రదేశ్ రాజపత్రము

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NOTIFICATIONS BY GOVERNMENT

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MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (M) DEPARTMENT

DRAFT VARIATION TO CHANGE OF LAND USE FROM PUBLIC UTILITIES (WATER BODIES) TO RESIDENTIAL IN SY.NO.1925/2, 1925/2A, 1925/3 OF KAVALI TO AN EXTENT OF 4226.37 SQ.MTS. APPLIED BY SRI T.MALLIKARJUNA RAO & OTHERS.

[Memo No.275213/M2/2016, Municipal Administration & Urban Development (M) Department, 08th January , 2018]

NOTIFICATION

The following draft variation to the land use envisaged in the Kavali General Town Planning Scheme (Master Plan) which was sanctioned in G.O.Ms.No.177, Municipal Administration & Urban Development Department, Dated:23.05.2002 is proposed in exercise of the powers conferred by Sub-section (15) of Andhra Pradesh Metropolitan Region and Urban Development Authority Act,2016.

Notice is hereby given that the draft will be taken into consideration after expiry of fifteen (15) days from the date of publication of the notification in the Andhra Pradesh Gazette and that any objections or suggestions which may be received from any person with respect to these before the expiry of said period will be considered by the Government of Andhra Pradesh. Objections or suggestions should be addressed to the Kavali Municipality / Nellore Urban Development Authority / Municipal Administration and Urban Development Department, Andhra Pradesh Secretariat, Velagapudi, Amaravati.

DRAFT VARIATION

The site is falling in Sy.No.1925/2, 1925/2A and 1925/3, 11th ward, Pullareddy Nagar main road, Ramachandra singh street area, Kavali measuring a total extent of 4226.37 Sq.mts. The boundaries of which are given in the schedule below, which was earmarked for Public Utilities (Water bodies) land use and deletion of 40'-0"wide Master Plan road in the General Town Planning Scheme (Master Plan) of Kavali, sanctioned G.O.Ms.No.177, Municipal Administration & Urban Development Department, Dated:23.05.2002 is now proposed to be designated as Residential Use by variation of change of land use as marked A-A (deletion of M.P. Road), B, C, D, E, F,G, H, I in the revised part proposed land use map of GTP Map No.06/2017/G of Kavali Municipality and which is available in the office of the Kavali Municipality, subject to the following conditions:-

1. the applicant shall provide buffer as per G.O.MS.No.119, dated 28.03.2017 towards eastern side of the site, because of presence water tank;
2. the applicant shall pay the development / conversion charges to the Kavali Municipality / Nellore Urban Development Authority as the case may be.
3. the applicant shall obtain prior technical clearance from competent authority before commencement of any development activity at the site under reference;
4. the title and Urban Land Ceiling / Agricultural Land Ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Nellore Urban Development Authority/ Kavali Municipality before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
5. the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
6. the change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976. The change of land use shall not be used as the proof of any title of the land.
7. the above change of land use is subject to the condition that may be applicable under the Urban Land Ceiling, Act, 1976 and A.P. Agriculture Ceiling Act.
8. Any other conditions as may be imposed by Vice Chairman, Nellore Urban Development Authority, Nellore.

SCHEDULE OF BOUNDARIES

North :existing wall of P.Chinna Subba Reddy, G.Nageswara Rao
East :Site of B.Ravikumar, D.Subba Rami Reddy,
Chakaligunta Poramboku, others land
South :Municipal Road
West : Others residential houses and sites.

R. KARIKAL VALAVEN
PRINCIPAL SECRETARY TO GOVERNMENT